



**Summary of Actions Taken by the
City of Cottonwood Development Review Board**
Meeting June 26, 2008 2:00 p.m. at the
Public Safety Building, 199 S. 6th Street, Cottonwood, Arizona

Development Review Board members present: Chairperson Backus, Member Bartmus, Member Cox, Member Lovett.

Staff present: Director Gehlert, Planner Ballew, City Engineer Morgan Scott, Casey Rooney (Economic Development), Administrative Coordinator Jackie Foxton

Consideration of minutes – May 22, 2008

The Board approved the regular Board meeting minutes of 5/22/08 as written.

DRB 08-018 - Taco Bell Remodel - APN: 406-55-062D

Review plans to renovate the existing Taco Bell restaurant located on .69 acres in a C-2 (Heavy Commercial) zone at 2140 E. SR89A. Owner: Eardley Investments, Inc. dba Taco Bell. Agent: Greg Hitchens.

Member Lovett motioned to approve DRB08-018 with five stipulations, as follows:

- 1. Development in conformance with site/landscape plan, elevations, colors and materials dated 6-12-08.*
- 2. That the development conform to the Code Review comments of 5-6-08.*
- 3. All exterior lighting conform to Section 408 of the Zoning Ordinance with regard to shielding, lumen count, and fixture type.*
- 4. Lower the flying arches below the roof line to incorporate them as a part of the architecture.*
- 5. The tile in the outdoor patio be changed to something that is not as slippery.*

Member Cox seconded and the Board voted unanimously for approval.

DRB 08-021 - High Five Hangar Association - APN: 406-08-068

Review plans for construction of five airplane hangars on 1.02 acres zoned I-2 (Heavy Industrial) located in Cottonwood Airpark Tract 1 at 668 Airpark Road. Owner: City of Cottonwood. Applicant/Agent: Bob or Craig Backus.

Chairperson Backus recused himself due to a conflict of interest because of his part ownership of the project.

Plans were reviewed and discussed but no action was taken because there was not a quorum present.

DRB 08-006 Verde Valley Shopping Plaza Renovation APN: 406-06-028E & 406-02-020

Review plans for the renovation of an existing shopping center on approximately 9 acres zoned C-1 (Light Commercial) located at 1419 E. SR89A. Owner: Verde Valley Plaza, LLC. Applicant: American General Design. Agent: Vigen Pezeshkian.

Member Cox motioned to approve DRB 08-006 with eight stipulations, as follows:

- 1. Development in conformance with the site/landscape plan, elevations colors and materials dated 6-9-08.*
- 2. That the development conform to the Code Review comments from 3-11-08.*
- 3. That a Variance for any sign that is higher than 15 feet be approved by the Board of Adjustment.*
- 4. All exterior lighting to conform to Section 408 of the Zoning Ordinance with regard to shielding, lumen count, and fixture type.*
- 5. Submittal of a comprehensive sign plan.*
- 6. Lower the two sign towers at the street.*
- 7. Break up the parking lot with additional landscaping.*
- 8. If possible, widen the western entrance from 89A.*

Member Bartmus seconded and the Board voted unanimously for approval.

DRB 08-017 – Cottonwood Commerce Center – APN: 406-04-045W/149H/056D

Review plans for construction of a 7,715 sq.ft. multi-tenant retail/office complex to house the Cottonwood Chamber of Commerce, an unnamed drive-through restaurant, and other tenants. The project is located on 1.64 acres (with existing structures) in a C-2 (Heavy Commercial) zone at the intersection of SR 260 and SR 89A (1010 S. Main Street). Owner: North Country Properties and Cottonwood/Verde Valley Chamber of Commerce. Agent: Pete Schultz/Advantia Properties.

Member Backus motioned to approve DRB 08-017 with five stipulations, as follows:

- 1. River rock is utilized on the banding along the base of the building.*
- 2. Place cornice on the fascia at the top of the structure.*
- 3. Provide screening to shield headlights within the parking lot from traffic on the highway. Screening to be a combination of wall, shrubs and mounding between the sidewalk and property line.*
- 4. Crosswalk across access road to Home Depot to be on top of a speed table.*
- 5. Submittal of a comprehensive sign plan.*

Member Bartmus seconded and the Board voted unanimously for approval.

Chairperson Backus adjourned the meeting at 5:45 p.m.